



JOHN ELIAS BALDACCI
GOVERNOR

STATE OF MAINE
DEPARTMENT OF CONSERVATION
LAND USE REGULATION COMMISSION
22 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0022

PATRICK McGOWAN
COMMISSIONER

PERMIT

BUILDING PERMIT BP 12702

The staff of the Maine Land Use Regulation Commission after reviewing the application and supporting documents submitted by Kevin E. and Shelley R. Farmer for Building Permit BP 12702, finds the following facts:

1. Applicant: Kevin E. Farmer
Shelley R. Farmer
PO Box 446
Lubec, ME 04652
2. Date of Completed Application: November 22, 2004
3. Location of Proposal: Trescott Township, Washington County
Taxation Lot 1 on Plan 3
4. Zoning: (D-RS) Residential Development Subdistrict
5. Lot Size: 1.0 Acres (owned)
6. Principal Building: Existing Permanent Home (42 ft. by 28 ft.)
Proposed Permanent Home (70 ft. by 16 ft.)
With Proposed Deck (6 ft. by 31 ft.)
7. Accessory Structures: Proposed Garage (32 ft. by 30 ft.)
8. Sewage Disposal: Existing Combined System
Proposed Combined System
9. The applicants propose to remove the existing home and replace with a new 70 foot by 16 foot permanent home with a 6 foot by 31 foot deck, a 32 foot by 30 foot garage, and to install a new combined sewage disposal system.
10. The applicant's lot is developed with a pre-Commission 42 foot by 28 foot permanent home built in 1920 and is served by a combined sewage disposal system.
11. The proposal complies with Sub-Chapter III of the Commission's Land Use Districts and Standards.
12. The facts are otherwise as represented in Building Permit application BP 12702 and supporting documents.

Based upon the above Findings, the staff concludes that if carried out in compliance with the Conditions below, the proposal will meet the Criteria for Approval, section 685-B(4) of the Commission's Statutes, 12 M.R.S.A.

CATHERINE M. CARROLL, DIRECTOR


PHONE: (207) 287-2631
FAX: (207) 287-7439
TTY: (207) 287-2213

Therefore, the staff approves the application of Kevin E. Farmer and Shelly R. Farmer with the following conditions:

1. Construction activities authorized in this permit must be substantially started within 2 years of the effective date of this permit and substantially completed within 5 years of the effective date of this permit. If such construction activities are not started and completed within this time limitation, this permit shall lapse and no activities shall then occur unless and until a new permit has been granted by the Commission.
2. All authorized structures must be set back a minimum of 50 feet from Jones Road and 15 feet from other property boundary lines.
3. Clearing and construction activities, except those necessary to establish sedimentation control devices, shall not begin until all erosion and sedimentation control devices (including ditches, culverts, sediment traps, settling basins, hay bales, silt fences, etc.) have been installed and stabilized. Once in place, such devices shall be maintained to ensure proper functioning. All temporary sedimentation and erosion control devices shall be removed after construction activity has ceased and a cover of healthy vegetation has established itself or other appropriate permanent control measures have been effectively implemented. Permanent soil stabilization shall be completed within one week of inactivity or completion of construction.
4. Once construction is complete, the permittees shall submit a self-certification form, notifying the Commission that all conditions of approval of this permit have been met. The permittees shall submit all information requested by the Commission demonstrating compliance with the terms of this permit.
5. The scenic character and healthful condition of the area covered under this permit must be maintained. The area must be kept free of litter, trash, junk cars and other vehicles, and any other materials that may constitute a hazardous or nuisance condition.
6. Upon completion of the authorized structures within the terms of this permit, the existing structure must be removed from the lot and all solid waste and other debris disposed of in a proper manner, in compliance with applicable state and federal solid waste laws and rules.

This permit is approved upon the proposal as set forth in the application and supporting documents, except as modified in the above stated conditions, and remains valid only if the permittees comply with all of these conditions. Any variation from the application or the conditions of approval is subject to prior Commission review and approval. Any variation undertaken without Commission approval constitutes a violation of Land Use Regulation Commission law. In addition, any person aggrieved by this decision of the staff may, within 30 days, request that the Commission review the decision.

DONE AND DATED AT AUGUSTA, MAINE, THIS 23rd DAY OF NOVEMBER, 2004.

By: 
For Catherine M. Carroll, Director